

# Memorandum



**Date:** October 16, 2007

**To:** Honorable Chairman Bruno A. Barreiro  
and Members, Board of County Commissioners

Agenda Item No. 5(E)

**From:** George M. Burgess  
County Manager

**Subject:** BAILES COMMONS FIRST ADDITION

## **RECOMMENDATION**

The following plat meets concurrency and is hereby submitted for consideration by the Board of County Commissioners for approval. The Miami-Dade County Plat Committee recommends approval and recording of the plat listed below. This plat is bounded on the north by SW 228 Street, on the east by SW 115 Avenue, on the south by Bailes Road, and on the west by approximately SW 117 Avenue.

## **SCOPE**

This plat is located within the boundaries of Commission District 9.

## **FISCAL IMPACT/FUNDING SOURCE**

Not Applicable

## **TRACK RECORD/MONITOR**

Not Applicable

## **BACKGROUND**

### **BAILES COMMONS FIRST ADDITION (T-22438)**

- Located in Section 18, Township 56 South, Range 40 East
- Commission District: 9
- Zoning: RU-1M(A)
- Proposed Usage: Single family residences
- Number of parcels: 47

## **PLAT RESTRICTIONS**

- That the Street, Lane, Road, Avenue and Court, as shown on the plat, together with all existing and future planting, trees, shrubbery and fire hydrants thereon, are hereby dedicated to the perpetual use of the public for proper purposes, reserving to the dedicators, their successors or assigns, the reversion or reversions thereof whenever discontinued by law.
- That all new electric and communication lines, except transmission lines, within this subdivision, shall be installed underground.

- That individual wells shall not be permitted within this subdivision, except for swimming pools, sprinkler systems and/or air conditioners.
- That the use of septic tanks will not be permitted on any lot or tract within this subdivision, unless approved for temporary use, in accordance with County and State regulations.
- That Tract "B", as shown on the plat, is hereby reserved for recreational purposes, for the joint and several use of property owners within this subdivision and shall be owned by Miami-Dade County and maintained in accordance with a Miami-Dade County approved Special Taxing District.
- That the utility easements at the front and side of certain lots and tract, shown by dashed lines on the plat, are hereby reserved for the installation and maintenance of public utilities.

**DEVELOPER'S OBLIGATION**

- Paving, sidewalks, street name signs, drainage, traffic control signs, striping and monumentation. Bonded under bond number 7738 for the amount of \$337,799.00.

Should you need additional information, please contact Mr. Raul Pino, PLS, Chief, Land Development Division, Public Works Department, at (305) 375-2112.

  
Assistant County Manager




# MEMORANDUM

(Revised)

TO: Honorable Chairman Bruno A. Barreiro  
and Members, Board of County Commissioners

DATE: October 16, 2007

FROM:   
R. A. Cuevas, Jr.  
County Attorney

SUBJECT: Agenda Item No. 5(E)

Please note any items checked.

\_\_\_\_\_ "4-Day Rule" ("3-Day Rule" for committees) applicable if raised

\_\_\_\_\_ 6 weeks required between first reading and public hearing

\_\_\_\_\_ 4 weeks notification to municipal officials required prior to public hearing

\_\_\_\_\_ Decreases revenues or increases expenditures without balancing budget

\_\_\_\_\_ Budget required

\_\_\_\_\_ Statement of fiscal impact required

\_\_\_\_\_ Bid waiver requiring County Manager's written recommendation

\_\_\_\_\_ Ordinance creating a new board requires detailed County Manager's report for public hearing

\_\_\_\_\_ Housekeeping item (no policy decision required)

☒ \_\_\_\_\_ No committee review

Approved \_\_\_\_\_ Mayor

Agenda Item No. 5 (E)  
10-16-07

Veto \_\_\_\_\_

Override \_\_\_\_\_

RESOLUTION NO. \_\_\_\_\_

RESOLUTION APPROVING THE PLAT OF BAILES  
COMMONS FIRST ADDITION, LOCATED IN THE  
SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 56 SOUTH,  
RANGE 40 EAST (BAILES ROAD AND SW 115 AVENUE)

**WHEREAS**, Hammock Gardens, LLC, a Florida limited liability company, has this day presented to this Board a plat of certain lands lying in Miami-Dade County, Florida, said plat to be known as BAILES COMMONS FIRST ADDITION, the same being a subdivision of a portion of land lying and being in the Southwest 1/4 of Section 18, Township 56 South, Range 40 East, Miami-Dade County, Florida, and it appears that all requirements of law concerning said plat insofar as the authority of this Board is concerned have been complied with,

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA**, that said plat is hereby approved; that the dedication of the streets, alleys and other rights-of-way however designated or depicted on said plat is hereby accepted; that the Miami-Dade County Plat Restrictions as listed on said plat are approved and are to be enforced; that approval of the plat is not a waiver of any zoning regulations and that the requirements of the zoning existing on this land at the time this resolution is approved shall be enforced whether or not the various parcels on this plat conform to those requirements; this approval is conditioned upon the proper execution of all documents required by the County Attorney's Office.

The foregoing resolution was offered by Commissioner  
who moved its adoption. The motion was seconded by Commissioner  
and upon being put to a vote, the vote was as follows:


Bruno A. Barreiro, Chairman	
Barbara J. Jordan, Vice-Chairwoman	
Jose "Pepe" Diaz	Audrey M. Edmonson
Carlos A. Gimenez	Sally A. Heyman
Joe A. Martinez	Dennis C. Moss
Dorrian D. Rolle	Natacha Seijas
Katy Sorenson	Rebeca Sosa
Sen. Javier D. Souto	

The Chairperson thereupon declared the resolution duly passed and adopted this  
16th day of October, 2007. This resolution shall become effective ten (10) days after the  
date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only  
upon an override by this Board.

MIAMI-DADE COUNTY, FLORIDA  
BY ITS BOARD OF COUNTY  
COMMISSIONERS

HARVEY RUVIN, CLERK

By: \_\_\_\_\_  
Deputy Clerk

Approved by County Attorney as  
to form and legal sufficiency. 

Joni Armstrong Coffey

5

NORTH

CENTER OF  
SECTION 18-56-40

S.W. 224th STREET

SOUTH ALLAPATTAH ROAD  
(SW 112th AVENUE)

SW 228th STREET

SW 115th AVENUE

BAILES  
COMMONS  
FIRST  
ADDITION  
T-22438

BAILES ROAD

SILVER PALM DRIVE

S.W. 232nd STREET

AVENUE

117th

S.W.